

REDEVELOPMENT AGENCY MINUTES

**THE REDEVELOPMENT AGENCY MEETING
OF
OCTOBER 31, 1995**

The meeting called to order as The City Council at 10:15 a.m.

Roll Call

Present: Mathis, Harvey, Kehoe, Stevens, Warden,
Stalling, McCarty, Vargas, and Chair Golding

City Manager, Jack McGrory
City Attorney, John Witt
Secretary, Charles Abdelnour

The meeting adjourned as The City Council at 10:40 a.m.

The meeting reconvened as The Redevelopment Agency at 10:41 a.m

CONSENT - ADOPTION

2. Approving resolution to:

Item A. Amend the budget for public improvements for the Chinese Mission Project to add \$30,000; and

Item B. Approve the Change Order No. 1 with Shiva Construction Company for public works construction to add \$32,436.15 to the contract. The new contract total will not exceed \$119,946.10.

See Centre City Development Corporation report dated October 19, 1995.

No one spoke in opposition to these items

Motion by Member Warden to approve

Second by Member Stevens

Vote: 9-0

Redevelopment Agency Resolution Number R-2568.

REDEVELOPMENT AGENCY MINUTES

REDEVELOPMENT AGENCY MINUTES - OCTOBER 31, 1995

CONSENT - ADOPTION

3. Approving resolution and document to:

The First Implementation Agreement to Disposition and Development Agreement (DDA) with AFJR Partnership, providing for an extension of time under the Schedule of Performance and certain other technical changes to the DDA.

See Centre City Development Corporation report dated October 19, 1995

No one spoke in opposition to this item.

Motion by Member Warden to approve

Second by Member Stevens

Vote: 9-0

Redevelopment Agency Resolution Number R-2569, and Document Number D-2254.

4. Approving resolution and document to:

Authorize the transmittal of the Preliminary Report on the Proposed First Amendment of the Central Imperial Redevelopment Project to affected taxing entity.

See Southeastern Economic Development Corporation report dated, October 2, 1995.

No one spoke in opposition to this item

Motion by Member Warden to approve

Second by Member Stevens

Vote: 9-0

Redevelopment Agency Resolution Number R-2570, and Document Number D-2256.

REDEVELOPMENT AGENCY MINUTES

REDEVELOPMENT AGENCY MINUTES - OCTOBER 31, 1995

CONSENT - ADOPTION

5. Approving resolutions to:

Item A. Authorize the transmittal of the Proposed First Amendment of the Central Imperial Redevelopment Plan to the Planning Commission; and

Item B. Authorize the transmittal of the Proposed First Amendment of the Central Imperial Redevelopment Plan to the central Imperial Project Area Committee (PAC).

See Southeastern Development Corporation report dated, October 31, 1995

No one spoke in opposition to these items.

Motion by Member Warden to approve

Second by Member Stevens

Vote: 9-0

Redevelopment Agency Resolution Numbers R-2571 and R-2572.

6. Approving resolution and document to:

The extension to the Agreement with RBF Sholders and Sanford for engineering services in an amount not to exceed \$45,000.00.

See Southeastern Development Corporation report dated, October 31, 1995

No one spoke in opposition to these items.

Motion by Member Warden to approve

Second by Member Stevens

Vote: 9-0

Redevelopment Agency Resolution Numbers R-2573 and Document D-2255.

The meeting adjourned as The Redevelopment Agency at 10:40 a.m.

The meeting reconvened as The City Council at 10:41 a.m.

The meeting adjourned as The City Council at 12:00 p.m

REDEVELOPMENT AGENCY MINUTES

REDEVELOPMENT AGENCY MINUTES - OCTOBER 31, 1995

The meeting reconvened as The City Council at 2:05 p.m.

The meeting adjourned as The City Council at 4:00 p.m.

The meeting reconvened as The Joint City Council/Redevelopment Agency at 4:01 p.m.

ADOPTION - JOINT MEETING

Council Companion Item No. 336, and Redevelopment Agency Item No. 1.

1. Approving resolution and documents to:

- Item A. Approve the draft City Heights Village Master plan for 5 ½ blocks of the 7 ½ block area bounded by University, 43rd, Landis, Chamoune and 45th Street prepared by Citylink Investment Corporation (CIC); and
- Item B. Approve a two year expansion of the MOU between CIC, the Agency and the City; and
- Item C. Approve, in concept, the preliminary development schedule and financing plan (Business Plan for the City Heights Village).

See Redevelopment Agency report RA 95.20 dated, October 31, 1995.

Jack McGrory, City Manager, presented the staff report

Public Testimony - in Opposition

Tom Fat, representing New World Limited Partnership, a general partnership consisting of Frank Wong and family, which is proposing a new Mid-City Continuing Education Center at 54th and University, next to the shopping center. He said New World Limited Partnership owns the building that the Mid-City Continuing Education Center is currently occupying. And New World is competing with Citylink for the right to build a new education center for the San Diego Community College District. We are not here to oppose Citylink's Urban Village Master Plan for City Heights, in fact we support it. However, we disagree is the possible relocation of the Mid-City Continuing Education Center currently at 54th and University.

Public Testimony - in favor

David Watson, in favor, unable to stay.

Pete Mavery, in favor, unable to stay.

REDEVELOPMENT AGENCY MINUTES

REDEVELOPMENT AGENCY MINUTES - OCTOBER 31, 1995

Public Testimony - in favor (Citylink Project)

Howard Wayne, current, past president, and boardmember of the Mid-City Development Corporation. He spoke in support of the redevelopment, and subsection D of the Citylink project.

Peter Maverick, a boardmember of the Mid-City Development Corporation, spoke in support of the Citylink project, and urge strong approval of the Mayor and City Council, the draft of the City Heights Village project. He recommended that the 54th and University corner, that City Council do a study to find out what the financial impact on that area would be with the continuing education center relocating to the Citylink project.

Debra Chamberlain, unable to stay, in favor of the project.

Karen Manly, lives in City Heights, urge the Mayor and Council to approve and support the residents on this proposal. She said we are very active residents and take responsibility for the quality of life in our neighborhood.

Linda Pennington, representing Azalea Neighborhood Association, stated that the association supports this project, and Citylink has worked with us for the last two years.

Valerie Huffman said lived in the neighborhood for the last 17 years, a very active volunteer both in the 3rd and 7th districts. She stated there is much blight, deterioration in this neighborhood, there are a lot of groups working in the community together, but we need this big project to turn it around and to revitalize the community.

David Watson, President of the Board of Directors, Mid-City Development Corporation, spoke in support of the staff recommendations, that this project is the coming together of city government, city manager office, the mayor's office, city council offices, private investments and the community.

Jay Powell, unable to stay, in favor of the project.

Michele Fergoda, Director of the Mid-City Development Corporation, stated everyone that came before her addressed the concerns and issues, and in support of this project.

Dave Nelson, unable to stay, in favor of the project.

Geri Striker, Chair of the City Heights Area Planning Committee, said members of the committee has worked together with William Jones, the city and other members of the community to develop Citylink, that this project be approve by this council and mayor. This project will alooow the community to grow and bring new businesses into this area.

REDEVELOPMENT AGENCY MINUTES

REDEVELOPMENT AGENCY MINUTES - OCTOBER 31, 1995

Public Testimony - in favor (Citylink Project)

Councilmember Kehoe asked Tony Cutri to display the map of the City Heights area, gave brief overview of the proposed project. She thanked the community, city staff, and William Jones, stating that this project is very important to the City Heights community. Councilmember Kehoe said City Heights is one of the most densely populated areas of the City, with a population of over 70,000, 40% of the residents in the community live below the poverty level. In the past 40 years, City Heights has gone from being a neighborhood, which is primarily owner occupied to one which is now over 70% renter occupied. She a brief background of the infrastructure of City Heights, report from the Economic City Heights Economic Summit.

Motion by Member Kehoe to approve

Second by Member McCarty

Vote: 9-0

City Council Resolution Numbers R-286507, R-286508, R-286509 and R-286510;
Redevelopment Agency Resolution Numbers R-2574, R-2575 and R-2576 and
Document Numbers D-2257, D-2258 and D-2259.

ADJOURNMENT

The meeting adjourned at 4:45 p.m.



Secretary of The Redevelopment Agency
of The City of San Diego, California